

**City of Grant
City Council Agenda
November 1, 2021**

The regular monthly meeting of the Grant City Council will be called to order at 7:00 o'clock p.m. on Monday, November 1, 2021, in a teleconference format for the purpose of conducting the business hereafter listed, and all accepted additions thereto.

1. CALL TO ORDER

PUBLIC INPUT

Citizen Comments – Individuals may address the City Council about any item not included on the regular agenda. The Mayor will recognize speakers to come to the podium. Speakers will state their name and address and limit their remarks to two (2) minutes with five (5) speakers maximum. Generally, the City Council will not take any official action on items discussed at this time, but may typically refer the matter to staff for a future report or direct that the matter be scheduled on an upcoming agenda.

(1) _____

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2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF REGULAR AGENDA

4. APPROVAL OF CONSENT AGENDA

A. October 5, 2021 City Council Meeting Minutes

B. October 2021 Bill List, \$65,769.22

- C. Allied Blacktop, Final Pay Voucher, \$41,214.69
 - D. ARC Paving, Town Hall Parking Lot, \$31,290.00
 - E. Kline Bros, Special Road Projects, Brushing, \$19,240.00
 - F. Kline Bros, Special Roads Projects, Frost Boil, \$39,549.00
 - G. H&R Construction, Special Roads Projects, Guard Rail, \$23,512.50
 - H. City of Mahtomedi, 3rd Quarter Billing, \$37,499.25
 - I. Northern Salt, 2nd Dust Control, \$32,885.44
 - J. New Life Contracting, Town Hall Siding, \$18,250.00
5. **STAFF AGENDA ITEMS**
- A. City Engineer, Brad Reifsteck (no action items)
 - B. City Planner, Jennifer Haskamp
 - i. Consideration of Resolution No. 2021-14 , Application for an Amended Conditional Use Permit for Two Silo Farmhouse Resort 7040 117th Street N
 - ii. Consideration of Ordinance No. 2021–63, Amendment to Antenna Regulations
 - C. City Attorney, Dave Snyder (no action items)
6. **NEW BUSINESS**
- A. Consideration of Resolution No. 2021-15, Summary Publication of Ordinance No. 2021-63
 - B. Consideration of Resolution No. 2021-16, 2022 Polling Location
7. **UNFINISHED BUSINESS**
8. **DISCUSSION ITEMS** (no action taken)
- A. Staff Updates (updates from Staff, no action taken)
 - B. City Council Reports/Future Agenda Items (no action taken)
9. **COMMUNITY CALENDAR NOVEMBER 2 THROUGH NOVEMBER 30, 2021:**
- Mahtomedi Public Schools Board Meeting, Thursday, November 11th, Mahtomedi District Education Center, 7:00 p.m.
 - Stillwater Public Schools Board Meeting, Thursday, November 11th, Stillwater City Hall, 7:00 p.m.
 - Mahtomedi School District Special Election, Tuesday, November 2, 7:00 a.m. to 8:00 p.m.
 - Planning Commission Meeting, Wednesday, November 10th, 6:30 p.m.
 - Washington County Commissioners Meeting, Tuesdays, Government Center, 9:00 a.m.
10. **ADJOURNMENT**

CITY OF GRANT
MINUTES

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DATE : **October 5, 2021**
TIME STARTED : **7:00 p.m.**
TIME ENDED : **7:50 p.m.**
MEMBERS PRESENT : **Councilmember Carr, Rog, Giefer,
Schafer and Mayor Huber**
MEMBERS ABSENT : **None**

Staff members present: City Attorney, Dave Snyder; City Engineer, Brad Reifsteck; City Treasurer, Sharon Schwarze; and Administrator/Clerk, Kim Points

CALL TO ORDER

The meeting was called to order at 7:00 p.m.

PUBLIC INPUT

No one was present for public input.

PLEDGE OF ALLEGIANCE

SETTING THE AGENDA

Council Member Schafer moved to approve the agenda, as presented. Council Member Rog seconded the motion. Motion carried unanimously by a roll call vote.

CONSENT AGENDA

- September 7, 2021 City Council Meeting Minutes Approved
- September 2021 Bill List, \$74,996.50 Approved
- City Doe NOT Waive Monetary Limits on Tort Liability Approved

Council Member Rog moved to approve the consent agenda, as presented. Council Member Giefer seconded the motion. Motion carried unanimously by a roll call vote.

STAFF AGENDA ITEMS

City Engineer, Brad Reifsteck

1 **Consideration of Neighborhood Petition** – City Engineer Reifsteck advised that in March 2020 a
2 petition was filed with the City Clerk for roadway improvements in the residential area known as
3 Pine Tree Estates. The petition filed was requesting the existing gravel roadways be paved.
4

5 The Council authorized the completion of a feasibility report. The report was completed and accepted
6 by Council at the regular meeting on July 7th, 2020.
7

8 At the time of accepting the feasibility report the residents did not have at least 50% of the parcel
9 owners in favor of the improvements, meeting the minimum requirement of the City’s Special
10 Assessment Policy. For this reason, the Council decided not to move forward with the project and did
11 not order the public hearing for the improvements, the next step in the special assessment process.
12

13 Most recently the residents have filed the attached letter with the City Clerk requesting the City
14 Council move forward with plans and specifications based on requested changes to the project limits.
15

16 The revised project limits eliminate a small portion of the original project limits along 99th St Cir N
17 and includes eliminating parcels 32, 33, 34 from the paving initiative.
18

19 It is staff’s opinion that eliminating a small portion of the project is not in the best interest of the city
20 and does not follow the original intent of the 1st petition filed with the clerk. In fact, the resolution
21 following the acceptance of the feasibility report puts the onus on the petitioners to submit a 2nd
22 petition with support of more than 50% of buildable units within the project limits. The project limits
23 are clearly defined in the resolution and original petition as follows:
24

- 25 • Heron Avenue N
- 26 • 101st Street N
- 27 • 99th Street N
- 28 • 99th Street Circle N
- 29 • 99th Street Court N
- 30

31 If the City were to decide to eliminate a small segment of roadway it potentially puts the city at risk
32 for not properly following the MS429 process.
33

34 With that said, it is our recommendation to Council to not move forward with plans and specifications
35 as requested in the letter.
36

37 **Council Member Giefer moved to not move the project forward, as presented. Council**
38 **Member Schafer seconded the motion. Motion carried unanimously by a roll call vote.**
39

40 **Consideration of Resolution No. 2021-12, Adopting Reduced Speed Limits on City Owned**
41 **Streets** – City Engineer Reifsteck advised in August 2019 the State Legislature and Governor Walz
42 signed into law the authority to allow cities to set speed limits for local roads.
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44 A technical memorandum was prepared by Chuck Rickart, WSB Traffic Engineer, “ Speed Limit
45 Policy Considerations” explaining the process and procedures for establishing speed limit policy. A
46 few highlights include:

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- Grant has several posted speed limits on local street in the city that were set based on MnDOT speed studies or on County or State roadways. At this time, if speed limits are not posted on a street the statutory speed is 30 mph in an urban district, 35 mph in a rural residential district and 55 mph on all other roadways.
- Should the City Council determine that they would be in favor of reducing speed limits on local street the following alternatives could be considered based on the Minnesota State Statutes.
 - Alt 1 – Adopt speed limits on local residential streets without doing any studies.
 - Alt 2 – Adopt speed limits on selected local city streets based on, at a minimum, a safety, engineering, and traffic analysis.

Should the Council determine that they would be in favor of reducing speed limits on local street the following steps are required:

1. Approve a speed limit policy and resolution adopting the reduced speed limits on local roadways.
2. Prepare an implementation signing plan.
3. Prepare a communication Plan informing the community on the speed limit changes.

Council Member Rog moved to adopt speed limits on local residential streets based on Minnesota State Statutes. Council Member Schafer seconded the motion. Motion carried unanimously by a roll call vote.

City Planner, Jennifer Swanson (no action items)

City Attorney, Dave Snyder (no action items)

NEW BUSINESS

Consideration of Resolution No. 2021-13, Adopting the 2040 City of Grant Comprehensive Plan – Staff advised the Metropolitan Council has accepted and approved the updated City of Grant Comprehensive Plan. The City Council must now official adopt the plan as outlined in Resolution No. 2021-13.

Council Member Rog moved to adopt Resolution No. 2021-13, as presented. Council Member Schafer seconded the motion. Motion carried unanimously by a roll call vote.

UNFINISHED BUSINESS

There was no unfinished business.

DISCUSSION ITEMS (no action taken)

1 **Staff Updates (updates from Staff, no action taken)**

2
3 **City Council Reports/Future Agenda Items**

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5 **COMMUNITY CALENDAR OCTOBER 6 THROUGH NOVEMBER 2, 2021:**

6
7 **Mahtomedi Public Schools Board Meeting, Thursday, October 14th and 28th, Mahtomedi**
8 **District Education Center, 7:00 p.m.**

9
10 **Stillwater Public Schools Board Meeting, Thursday, October 14th, Stillwater City Hall, 7:00**
11 **p.m.**

12 **Hwy 36 at Lake Elmo Avenue Project Introduction Thursday, October 14th, Washington**
13 **County Public Works North Shop, 6:00 p.m.**

14
15 **Grant City Council Meeting, Monday, November 1, 7:00 p.m.**

16
17 **Mahtomedi School District Special Election, Tuesday, November 2, 7:00 a.m. to 8:00 p.m.**

18
19 **Washington County Commissioners Meeting, Tuesdays, Government Center, 9:00 a.m.**

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21 **ADJOURNMENT**

22
23 **Council Member rog moved to adjourn the meeting at 7:50 p.m. Council Member Carr**
24 **seconded the motion. Motion carried unanimously by a roll call vote.**

25
26 **These minutes were considered and approved at the regular Council Meeting November 1, 2021.**

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31 _____
32 **Kim Points, Administrator/Clerk**

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31 _____
32 **Jeff Huber, Mayor**

Fund Name: 100 - General Fund

Date Range: 10/06/2021 To 10/31/2021

<u>Date</u>	<u>Vendor</u>	<u>Check #</u>	<u>Description</u>	<u>Void</u>	<u>Account Name</u>	<u>F-A-O-P</u>	<u>Total</u>
10/25/2021	Payroll Period Ending 10/31/2021	15326	Oct21	N	Clerk Salary	100-41101-100-	\$ 4,086.66
	Total For Check	15326					\$ 4,086.66
10/25/2021	Allied Blacktop Co.	15327	2021 Sealcoating	N	Seal Coating/Crack Filling	100-43112-400-	\$ 41,214.69
	Total For Check	15327					\$ 41,214.69
10/25/2021	Asphalt Restoration Co., Inc	15328	Town Hall Parking Lot	N	Special Road Projects	100-43128-220-	\$ 31,290.00
	Total For Check	15328					\$ 31,290.00
10/25/2021	Kline Bros Excavating	15329	Road Maintenance- Special Projects	N	Grader Contractor	100-43101-301-	\$ 1,200.00
	Total For Check	15329			Special Road Projects	100-43128-220-	\$ 58,789.00
							\$ 59,989.00
10/25/2021	League of Minnesota Cities	15330	Dues	N	LMC Dues	100-41304-210-	\$ 4,545.00
	Total For Check	15330					\$ 4,545.00
10/25/2021	Press Publications	15331	Public Hearing and Ordinance	N	Publishing Costs	100-41308-351-	\$ 35.85
	Total For Check	15331					\$ 35.85
10/25/2021	AirFresh Industries	15344	PortaPot #48019	N	Town Hall Porta Pot	100-43007-210-	\$ 125.00
	Total For Check	15344					\$ 125.00
10/25/2021	Todd Smith	15345	Monthly Assessment Services - October	N	Property Assessor	100-41208-300-	\$ 2,173.00
	Total For Check	15345					\$ 2,173.00
10/25/2021	WoodChuck	15346	Large hazardous tree/storm/ROW	N	Special Road Projects	100-43128-300-	\$ 2,400.00
	Total For Check	15346					\$ 2,400.00
10/25/2021	CenturyLink	15347	City Phone	N	City Office Telephone	100-41309-321-	\$ 149.61
	Total For Check	15347					\$ 149.61
10/25/2021	MN Department of Labor & Industry	15348	3rd Quarter Building Permit Surcharge	N	Building Permit Surcharge	100-42005-210-	\$ 3,741.00
	Total For Check	15348					\$ 3,741.00
10/25/2021	H&R Construction	15349	Guard Rail	N	Special Road Projects	100-43128-220-	\$ 23,512.50

Fund Name: 100 - General Fund

Date Range: 10/06/2021 To 10/31/2021

Date	Vendor	Check #	Description	Void	Account Name	F-A-O-P	Total
10/25/2021	City of Mahtomedi	15350	3rd Quarter Fire Contract	N	Fire - Mahtomedi	100-42002-300-	\$ 37,499.25
	Total For Check	15350					\$ 37,499.25
10/25/2021	Northern Salt	15351	2nd Round Dust Control	N	Magnesium Chloride	100-43107-210-	\$ 32,885.44
	Total For Check	15351					\$ 32,885.44
10/25/2021	Waste Management	15352	Recycling -	N	Recycling	100-43011-384-	\$ 5,378.13
	Total For Check	15352					\$ 5,378.13
10/25/2021	Washington Conservation District	15353	3rd Quarter Billing	N	MS4	100-43118-210-	\$ 175.00
	Total For Check	15353					\$ 175.00
10/25/2021	League of MN Cities Insurance Trust	15354	Insurance Premium - Property/casualty coverage	N	Insurance	100-41302-361-	\$ 10,245.00
	Total For Check	15354					\$ 10,245.00
10/25/2021	KEJ Enterprises	15355	Oct21 Road Contractor	N	Animal Control	100-42006-300-	\$ 83.00
		15355			Town Hall Mowing	100-43006-300-	\$ 125.00
		15355			Ball Field Maintenance	100-43009-300-	\$ 125.00
		15355			Road Engineering Fees	100-43102-300-	\$ 166.14
		15355			Road Garbage Removal	100-43105-300-	\$ 167.00
		15355			Gravel Road Costs	100-43106-300-	\$ 20.84
		15355			Magnesium Chloride	100-43107-300-	\$ 41.67
		15355			Road Sign Replacement	100-43110-300-	\$ 83.84
		15355			Culvert Repair	100-43111-300-	\$ 20.84
		15355			Snow & Ice Removal	100-43113-300-	\$ 5,686.67
		15355			Road Brushing	100-43114-300-	\$ 2,250.00
		15355			Road Side Mowing	100-43115-300-	\$ 500.00
	Total For Check	15355					\$ 9,270.00
10/25/2021	New Life Contracting	15356	Change Order #1	N	Town Hall Repairs	100-43002-220-	\$ 1,900.00
	Total For Check	15356					\$ 1,900.00
10/25/2021	New Life Contracting	15357	Town Hall Siding	N	Town Hall Maintenance	100-43003-220-	\$ 18,250.00
	Total For Check	15357					\$ 18,250.00
10/25/2021	WSB & Associates	15358	Engineering - Sept	N	Engineering Fees - General	100-41203-300-	\$ 722.00
		15358			Seal Coating/Crack Filling	100-43112-300-	\$ 95.00
		15358			Special Road Projects	100-43128-300-	\$ 3,378.00
		15358			Utility/ROW Permits	100-43132-300-	\$ 414.00

Fund Name: 100 - General Fund

Date Range: 10/06/2021 To 10/31/2021

Date	Vendor	Check #	Description	Void	Account Name	FA-O-P	Total
10/25/2021	Croix Valley Inspector	15358	Building Inspector	N	Grading Permit	100-43135-300-	\$ 483.00
		Total For Check					\$ 5,092.00
10/25/2021	Johnson Turner Legal	15360	Sept Billing	N	Legal Fees - General	100-41204-301-	\$ 1,450.50
		15360			Legal Fees - Complaints	100-41205-301-	\$ 4,045.00
		15360			Legal Fees - Prosecutions	100-41206-301-	\$ 1,900.00
		Total For Check					\$ 7,395.50
10/25/2021	PERA	15361	PERA	N	Clerk PERA	100-41102-120-	\$ 411.70
		15361			Clerk PERA Withholding	100-41108-100-	\$ 356.81
		Total For Check					\$ 768.51
10/25/2021	IRS	EFT148	Payroll Taxes	N	Clerk FICA/Medicare	100-41103-100-	\$ 419.94
		EFT148			Clerk Medicare	100-41105-100-	\$ 79.60
		EFT148			Federal Withholding	100-41107-100-	\$ 417.75
		EFT148			Social Security Expens	100-41109-100-	\$ 340.34
		Total For Check					\$ 1,257.63
10/25/2021	T-Mobile	TMEFT1	Auto Pay - City Cell Phone	N	Road Expenses - Other	100-43116-210-	\$ 18.67
		Total For Check					\$ 18.67
10/25/2021	Xcel Energy	XcelEFT4	Utilities	N	Town Hall Electricity	100-43004-381-	\$ 55.56
		XcelEFT4			Well House Electricity	100-43010-381-	\$ 11.74
		XcelEFT4			Street Lights	100-43117-381-	\$ 47.20
		Total For Check					\$ 114.50
10/26/2021	SHC, LLC	15362	Planning Services	N	City Planner	100-41209-300-	\$ 1,135.00
		15362			Pre-App	100-41319-300-	\$ 1,200.00
		Total For Check					\$ 2,335.00
10/26/2021	Lisa Senopole	15363	Video Tech - Corrected Contract - Jan-Oct	N	Cable Costs	100-41212-100-	\$ 495.00
		Total For Check					\$ 495.00
		Total For Selected Checks					\$ 309,210.10

2021 Pavement Management Project

Final Pay Voucher 2



Client: City of Grant 111 Wildwood Road Grant, MN 55090-0487	Contractor: Allied Blacktop 10503 89th Avenue North Maple Grove, MN 55369
---------------------------------------------------------------------------	----------------------------------------------------------------------------------------

WSB Project No.: 018159-000
Client Project No.:
State Project No.:
Federal Project No.:

Contract Amount		Funds Encumbered	
Original Contract	\$61,327.25	Original	\$61,327.25
Contract Changes	\$0.00	Additional	N/A
Revised Contract	\$61,327.25	Total	\$61,327.25

Work Certified To Date	
Base Bid Items	\$59,971.25
Contract Changes	\$0.00
Material On Hand	\$0.00
Total	\$59,971.25

Work Certified This Voucher	Work Certified To Date	Less Amount Retained	Less Previous Payments	Amount Paid This Voucher	Total Amount Paid To Date
\$40,227.50	\$59,971.25	\$0.00	\$18,756.56	\$41,214.69	\$59,971.25
Percent Retained: 0%			Percent Complete: 97.79%		

FINAL PAY VOUCHER

I hereby certify that a Final Examination has been made of the noted Contract, that the Contract has been completed, that the entire amount of Work Shown in this Final Voucher has been performed and the Total Value of the Work Performed in accordance with, and pursuant to, the terms of the Contract is as shown in this Final Voucher.

Approved By WSB


Project Engineer

Approved By Allied Blacktop


Name

September 29, 2021

Date

10/6/21
Date

Approved By City of Grant

Name

Date

2021 Pavement Management Project

Final Pay Voucher 2



Payment Summary				
No.	Up Through Date	Work Certified Per Voucher	Amount Retained Per Voucher	Amount Paid Per Voucher
1	07/22/2021	\$19,743.75	\$987.19	\$18,756.56
2	09/28/2021	\$40,227.50	(\$987.19)	\$41,214.69

Funding Category Name	Work Certified To Date	Less Amount Retained	Less Previous Payments	Amount Paid This Voucher	Total Amount Paid To Date
1 - Local Funding	\$59,971.25	\$0.00	\$18,756.56	\$41,214.69	\$59,971.25

Accounting Number	Funding Source	Amount Paid This Voucher	Revised Contract Amount	Funds Encumbered To Date	Paid Contractor To Date
1 - Local Funding	Local	\$41,214.69	\$61,327.25	\$61,327.25	\$59,971.25

Contract Item Status									
Line No.	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Voucher	Amount This Voucher	Quantity To Date	Amount To Date
1	2021.501	MOBILIZATION	LS	\$5,000.00	1	1	\$5,000.00	1	\$5,000.00
2	2331.619	ROUT & SEAL BITUMINOUS PAVEMENT CRACKS	RDST	\$81.25	243	0	\$0.00	243	\$19,743.75
3	2355.506	BITUMINOUS MATERIAL FOR FOG SEAL	GAL	\$5.65	5590	5350	\$30,227.50	5350	\$30,227.50
4	2563.601	TRAFFIC CONTROL	LS	\$5,000.00	1	1	\$5,000.00	1	\$5,000.00
Bid Totals:							\$40,227.50		\$59,971.25

Project Category Totals		
Category	Amount This Voucher	Amount To Date
SCHEDULE 1	\$40,227.50	\$59,971.25

Contract Change Item Status											
CC	CC No.	Line No.	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Voucher	Amount This Voucher	Quantity To Date	Amount To Date
Contract Change Totals:											

Contract Change Totals				
No.	Contract Change	Description	Amount This Voucher	Amount To Date

Material On Hand Additions					
Line No.	Item	Description	Date	Added	Comments

Material On Hand Balance						
Line No.	Item	Description	Date	Added	Used	Remaining

A.R.C. Paving Inc.

PO BOX 401
Hugo, Mn
MN 55038

Invoice

Date	Invoice #
10/22/2021	154

Bill To
City of Grant P.O. 577 Willemie, Mn 55090

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	Regrade/Add Class 5 and Pave parking lot. Approx. 17,700 sq.ft. @ 2.5"	30,150.00	30,150.00
	Additional 76 ton class 5 @ \$285 per load (4 Loads)	1,140.00	1,140.00
		Total	\$31,290.00

KLINE BROS EXCAVATING
 8996 110th St N
 STILLWATER, MN 55082



Invoice

DATE	INVOICE #
10/22/21	2626

BILL TO	JOB ADDRESS
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090	ROAD SHOULDER MULCHING SPECIAL ROAD PROJECTS 100-43128?

DUE DATE
11/1/21

DESCRIPTION	QTY	UNIT COST	AMOUNT
E85 EXCAVATOR WITH FORESTRY MULCHER			0.00
10-01-21 120TH AND IRONWOOD	8	185.00	1,480.00
10-04-21 IRONWOOD	8	185.00	1,480.00
10-05-21 IRONWOOD	7	185.00	1,295.00
10-06-21 IRONWOOD	8	185.00	1,480.00
10-11-21 110TH ST	8	185.00	1,480.00
10-12-21 110TH ST	6	185.00	1,110.00
10-13-21 110TH ST	8	185.00	1,480.00
10-14-21 110TH ST	6	185.00	1,110.00
10-15-21 110TH ST	7	185.00	1,295.00
10-18-21 LANSING AVE (STARTING AT HWY 96)	8	185.00	1,480.00
10-19-21 LANSING AVE	8	185.00	1,480.00
10-20-21 LANSING AVE	4	185.00	740.00
10-21-21 LANSING AVE	9	185.00	1,665.00
10-22-21 LANSING AVE	9	185.00	1,665.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONHTLY SERV CHARGE	Total		19,240.00

KLINE BROS EXCAVATING
8996 110th St N
STILLWATER, MN 55082



Invoice

DATE	INVOICE #
10/22/21	2625

BILL TO	JOB ADDRESS
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090	SPECIAL ROAD PROJECTS 100-43128

DUE DATE
11/1/21

DESCRIPTION	QTY	UNIT COST	AMOUNT
9-27 -21 THRU 10-01-21 FROST BOIL WORK ON 120TH ST N			0.00
TONS OF C-5 STRIPPED OFF ROAD AND RESPREAD	434	14.50	6,293.00
YARDS OF MATERIAL HAULED AWAY	792	16.75	13,266.00
TONS OF SAND HAULED IN (5 FEET DEEP AT EAST END)	1,246	15.00	18,690.00
SQUARE YARDS OF ROAD STABILAZATION FABRIC USED	700	1.50	1,050.00
DRAIN TILE USED			250.00
Total			39,549.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONHTLY SERV CHARGE			

H&R const. co.

P.O. Box 756
Dalton, MN 56324
(218) 589-8707 Fax (218) 589-8708

Invoice No. 19587

INVOICE

Customer

Name	City of Grant				
Address	P.O. Box 577				
City	Willernie	State	MN	Zip	55090
ATTN:					

Invoice Date	10/4/2021
Project #	MISC.- METRO
Customer Job #	
H&R Job #	707A21

Description	Qty	Unit	Unit Price	TOTAL
Ironwood Ave Guardrail				
Plate Beam Guardrail	475.00	LF	49.50	23,512.50

Payment Details

Terms Net 30 Days
Due Date 11/3/2021

Subtotal	\$	23,512.50
Tax		0.00
TOTAL		23,512.50

Please pay promptly. Thank you!

Please pay off this invoice. No statement will be sent.



Northern Salt
INCORPORATED

PO Box 1028
Forest Lake, MN 55025-5028

Phone: 651-209-3148
Fax: 651-407-0609
www.northersalt.com

Invoice

Date	Invoice #
9/17/2021	22896

Bill To			Ship To		
City of Grant PO Box 577 Willernie MN 55090					

Due Date	P.O. No.	S.O. No.	Terms	Rep
10/17/2021		3952	Net 30	HOUSE

Description	Quantity	Rate	U/M	Amount
Calcium Chloride 38% - Applied Fall Brian Klein 651-269-5889 Meet/Start at corner of Inwood Ave and Highway 36 on north side of 36. 7:30 start time. Job # 19323 They will grade in front of application and provide a map 18'@ .27	29,680	1.108	gal	32,885.44

Prompt payment would be appreciated. Late payments could result in a 1.5% monthly finance charge. Customer agrees to pay all costs of collection, including attorney's fees.

Subtotal	\$32,885.44
Sales Tax (0.0%)	\$0.00
Total	\$32,885.44

We appreciate your business. For an additional convenience fee of 3% of the transaction total, NSI will accept Visa, Mastercard and American Express credit card payments.

2nd Half \$18,250

Check #
15357
10/25/21

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Quote

Homeowner Information

DATE: JULY 31, 2021

NAME: Grant City Hall
 ADDRESS: 8380 Kimbro Avenue North
 CITY/STATE/ZIP: Grant, MN 55082
 PHONE:
 ALT.PHONE:

SALESPERSON	PHONE NUMBER	PAYMENT TERMS	TARGET COMPLETION DATE
Gerard	612 965-0164	½ Down On Delivery of Materials	

QTY	DESCRIPTION	UNIT PRICE	OPTIONS	LINE TOTAL
1	Remove Existing Siding – Replace Front Elevation with LP Lap Siding; Prefinished.			\$ 27,875.00
1	Remove Existing Soffit and Fascia – Replace with LP Soffit and Trim and Crown Moulding			\$ 6,125.00
1	Gutters – 5” Seamless Aluminum Gutters, 3x4” Downspouts and Either Gutter RX or Leaf Sentry Gutter Covers			\$ 2,500.00
1	Permit to be charged to City Hall at actual cost.		Approximately	
TOTAL OPTIONS				
SUBTOTAL				\$ 36,500.00
SALES TAX (MATERIALS ONLY)				Included
TOTAL				\$ 36,500.00

Quotation prepared by:

This is a quotation on the goods named, subject to the conditions noted below: (Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.)

To accept this quotation, sign here and return: Jim Pinta - Administrator/Clerk

THANK YOU FOR YOUR BUSINESS!



STAFF REPORT

To: Mayor and City Council
Kim Points, City Clerk/Administrator

Date: October 26, 2021

CC: Brad Reifsteck, PE, City Engineer
David Snyder, City Attorney

RE: Application for an Amended
Conditional Use Permit for Two
Silo Farmhouse Resort located
at 7040 117th Street N

From: Jennifer Haskamp
Consulting City Planner

Background

The Two Silo Farmhouse Resort was granted a Conditional Use Permit (CUP) on November 2 and executed on November 12, 2020 for operations of a Farm Winery and Resort consistent with the City's ordinances. The 2020 CUP identified 38 conditions, and condition #32 specifically stated, "Any future expansion or intensification of the Two Silo Farmhouse Resort operations shall require an amendment to the Permit. Intensification shall include, but not be limited to: additional facilities/accessory buildings (not sheds) beyond those identified on the site plan, expansion of the parking lot beyond 22 stalls, substantial increase to the number of guests identified in the addendum to the narrative, etc."

On June 29, 2021 the Owner and Applicant, Keith Dehnert on behalf of Two Silo Farmhouse Resort LLC, submitted an application for 1) the demolition of an existing 4,250 SF accessory building and 2) a Building Permit to construct a new 6,000 SF building to replace the existing building to be used for the Two Silo Farmhouse winery operations. The Applicant also contacted Washington County to obtain an access permit that included the Site Plan which identified the new 6,000 SF building. Staff reviewed the existing 2020 CUP which includes direct reference to the approved Site Plan appended to the 2020 CUP review process. The approved operations and Site Plan did not include the subject building for demolition, and further the proposed building was not reviewed or identified on the approved Site Plan. Since the proposed building (nor the existing accessory building recently demolished) were identified as part of the operations, condition #32 is tripped and an Amendment to the 2020 CUP is required.

Staff informed the Owner that an Amendment to the 2020 CUP is required to obtain a Building Permit for the new accessory building to be used as part of the Two Silo Farmhouse winery operations. On August 5, 2021 Keith Dehnert on behalf of the Two Silo Farmhouse Resort, LLC submitted an application for an Amendment to the 2020 CUP to allow for the construction of the 6,000 SF accessory building to be used for the winery operations.

Current 2020 CUP for Two Silo Farmhouse and Resort



As stated, the existing 2020 CUP for the subject property permits the operation of the Two Silo Farmhouse and Resort to operate the winery using two small existing accessory buildings on site. The subject of this application is the construction of a new building that would consolidate the winery uses into one larger building as opposed to two buildings contemplated in the existing 2020 CUP.

It should be noted that all conditions within the 2020 CUP remain VALID and ENFORCEABLE, and that the modification proposed relate to the facility only. Attached to this Staff Report is a draft of the amended CUP as recommended by the Planning Commission at their October 18, 2021 meeting. To assist in your review of the modified conditions additions are shown as underline and deletions are shown as ~~striketrough~~.

Public Hearing

A duly noticed public hearing was held on October 18, 2021 due to a delay from the regularly schedule September meeting. Residents and property owners within 1,320-feet (1/4-mile) were sent a letter informing them of the request to amend the 2020 CUP. One member of the public provided testimony and stated that they were generally comfortable with the scale of the operation as permitted within the 2020 Permit and wanted to make sure that the proposed amendment did not increase the intensity of the operations with respect to occupancy, hours of operation, etc.

Planning Commission Recommendation

After consideration of public testimony and presentation by City Staff, the Planning Commission recommended unanimous approval of the proposed amendment with the conditions as presented.

The following staff report is generally as presented at the October Planning Commission meeting with minor updates and clarifications as provided by the Applicant.

Application Summary

Applicant: Two Silo Farmhouse Resort, LLC Keith Dehnert, Agent	Site Size: 21.01 Acres
Owner: Arthur F Schaefer Family Living Trust	
Zoning & Land Use: A1 – Agricultural Large Scale	Request: Amended Conditional Use Permit (CUP)
Location Description and PIDs: PID 0503021220001, subject property generally located northeast of the 117 th Street N and Bayhill Road intersection	

The Applicant is requesting an amendment to the existing 2020 CUP issued on November 2, 2020. A summary of the proposed amendment is as follows:

- An existing 4,250 SF building was demolished that was denoted as a “Tin Sided Shed” on the approved site plan from 2020. The existing building was noted on the approved site plan but was not proposed as part of the initial operations plan. The Applicant has clarified that the original building was used for storage of equipment and materials associated with the winery operation, but was not specifically described within the approved 2020 CUP.



- Construction of a new 6,000 SF multi-purpose building to consolidate the winery operations into one structure. The location of the new building is in the same general location as the accessory building that was demolished but expands the footprint. The new accessory building is proposed to be used for the Two Silo Farmhouse winery operations. The new multi-purpose building will be used for:
 - Approximately 2,000 SF of gathering space, tasting area and wine bar
 - Private tasting room – approximately 375 SF
 - Restrooms – 2 large individual stalls
 - Bottle/Barrel Room – approximately 575 SF
 - Office – approximately 70 SF
 - Storage Room/Area – approximately 2,900 SF
- Construction of outdoor event space to include:
 - Approximately 1,341 SF deck on west elevation/entrance

As stated within the attached narrative no other changes are proposed to the operations, and the Applicant intends to operate in compliance with the conditions as stated within the approved 2020 CUP (See Attachment A).

Review Criteria

The City Code addresses amendments to existing CUPs in Section 32-152 that states, “An amended conditional use permit application may be administered in a manner similar to that required for a new conditional use permit...” As such, the Application to amend the CUP is processed accordingly, and the requested amendment is to consider only those portions of the operations and/or facility that are proposed to change. The City Code states the following for consideration when reviewing a Conditional Use Permit (32-141):

“(d) In determining whether or not a conditional use may be allowed, the City will consider the nature of the nearby lands or buildings, the effect upon traffic into and from the premises and on adjoining roads, and all other relevant factors as the City shall deem reasonable prerequisite of consideration in determining the effect of the use on the general welfare, public health and safety.”

(e) If a use is deemed suitable, reasonable conditions may be applied to issuance of a conditional use permit, and a periodic review of said permit may be required.”

The purpose of this amendment is not to consider the use of the property as a Farm Winery, since the determination that the use is consistent with the City’s regulations was approved during the 2020 CUP process. This amendment relates specifically to allowing construction of a new multi-purpose building to house and support the Farm Winery operations, and the facility is specifically addressed in conditions #4, 32, and 33. Other conditions within the 2020 CUP may be affected by this amendment, but the intent and conditions will remain valid and enforceable. **No changes to the operations are proposed as part of this application.**

Existing Site Conditions



The site is located in the far northwestern corner of the City which is surrounded by the City of Hugo to the north, and the City of Dellwood to the south. The following existing site conditions generally describe the property.

0503021220001 – The parcel is described as being in the Northwest Quarter of Section 5, Township 30 North, Range 21 West. The parcel is approximately 21.01 acres, is rectangular in shape, and located north of 117th Street North which forms the border and frontage on the southerly property line. The parcel includes an existing farmhouse (principal structure); a grainery building; a milking parlor; five accessory buildings, a windmill; and two silos. The Applicant has planted 18-rows of grape vines on either side of the entry driveway. The farmhouse, accessory buildings and vineyards are accessed from an existing driveway that is connected to 117th Street North on the southerly border of the property.

Comprehensive Plan Review

The site is guided A-1 in the City’s adopted Comprehensive Plan. Land within the A-1 land use designation is generally described as supporting rural, agricultural, and rural residential uses with limited accessory commercial uses as identified and allowed within the City’s zoning ordinance. The City’s ordinances conditionally permit resorts, seasonal businesses and rural event facilities provided certain performance standards can be met. Agricultural production, such as that associated with the grapes/vineyard, are a permitted use. The proposed amendment to the 2020 CUP does not change the intended use for a Farm Winery and Resort. The City Council determined that the Two Silo Farmhouse and Resort are consistent with the stated objectives in the Comprehensive Plan.

Zoning/Site Review

The Applicant submitted a revised Certificate of Survey and Site Plan for the proposed amendment. The following dimensional review is provided for review and consideration.

Dimensional Standards

The following site and zoning requirements in the A-1 district for rural event facilities which includes the most restrictive regulations and performance standards related to the proposed amendment. The following review is conducted focusing on the proposed multi-purpose building and exterior improvements.

Dimension	Standard
Lot Size	20 acres
Frontage – Per Sections 32-245 & 32-352)	County/State Road and 300’
Front yard - centerline of County Road (Principal Structure)	150’
Front Yard Setback	65’
Side Yard Setback (Per Section 32-352)	100’
Rear Yard Setback	25’
Height of Structure	35’
Accessory Buildings (# and Total SF)	No limit



Fence	May be on property line, but not within any ROW
Driveway Setback	5'
Parking Lot setback	10' from ROW
Wetland Setback Structure (Buffer)	75' (50')
Impervious surface coverage	50%
Floor Area Ratio	30%

Lot Area and Accessory Building Standards

The subject property is approximately 21.01 acres and is oriented north-south. The subject property is accessed from 117th Street North (CR-7) from the southern property line which is a County Road. The property has direct access to a County Road as required by Section 32-352 (c)(4-5). *The lot meets the City's ordinance requirements for area and access to a County Road.*

Section 32-313 of the City's ordinance regulates the number of accessory buildings and total square footage permitted based on lot size. Lots greater than 20-acres in size do not have a limit but are subject to coverage requirements (if applicable). Further, the proposed use of this building is governed by the 2020 CUP as a Farm Winery, and as such is subject to the conditions identified.

Multi-purpose Accessory Building Setbacks

The proposed multi-purpose building is setback approximately 142-feet from the easterly property line, 285-feet from the westerly property line, 450-feet from CR-7 the front property line, and more than 1,100-feet from the north property line. As proposed, the multi-purpose accessory building meets all required setbacks. *Condition #6 in the 2020 CUP states that all improvements must be setback a minimum of 100-feet from all property lines. As proposed, the multi-purpose building meets this condition.*

Architectural/Building Plans

The proposed multi-purpose accessory building is intended to consolidate the activities associated with the farm winery into one new facility. For purposes of this amendment, the following analysis is provided to demonstrate the changes proposed from the 2020 CUP.

2020 CUP Building Plan

The Site Plan submitted and approved as part of the 2020 CUP proposed the use of two small buildings for Wine Tasting and Welcome Center. (Approximately 300 SF of area).

2021 Amended CUP Building Plan for Multi-Purpose facility

A summary of the multi-purpose building is as follows:

- The proposed building has an agricultural design and appearance based on the elevation renderings (see Attachment E, Sheet 1 of 8). Key architectural elements that are indicative of an "agricultural" style include a shallow pitched standing seam roof, large barn doors providing access to the entry as well as to the storage/production areas.
- Large windows are proposed on the front or west elevation which wrap



around the gathering/tasting space areas on the north and south elevation (see Attachment E, Sheet 1 and Sheet 3)

- The proposed exterior materials include LP Smart Board Lap Siding and Board and Batten Siding and a metal standing seam roof.
 - No colors are denoted on the plans. Staff would recommend some discussion/clarification regarding the color as exposed metal can create unwanted glare from surrounding properties.
- The proposed building is approximately 25.5-feet tall. The proposed building is within the maximum permitted height for an accessory building.
- Proposed accessory building is approximately 6,000 SF Total, it includes:
 - Approximately 2,000 SF of gathering space, tasting area and wine bar
 - Private tasting room – approximately 375 SF
 - Restrooms – two large individual stalls are proposed and this standard meets Condition #12 and 13 (note the number of stall is correlated to the number of patrons planned for on-site as regulated by Condition #2).
 - Bottle/Barrel Room – approximately 575 SF
 - Office – approximately 70 SF
 - Storage Room/Area – approximately 2,900 SF
- A covered deck is proposed on the west elevation at the entrance, wrapping around on the north elevation. The proposed deck is approximately 1,340 SF (more detail is provided in the subsequent section of this report).

The proposed building design and architecture is consistent with the agricultural and rural residential character of the surrounding area.

Capacity of New Multi-Purpose Building

Sheet 4A identifies the floor plan which identifies approximately 2,500 of “public” gathering spaces associated with the farm winery operations. Staff notes that this is significantly larger than the approximately 300-SF of space approved as part of the operations within the existing 2020 CUP. The submitted architectural floor plan states that there is “Interior Space for 52 People” but based on the floor plan there is adequate space for a higher occupancy. Condition #2 clearly states that the maximum capacity of the operation is 75 people (including overnight guests). The maximum occupancy is further regulated by Condition #7, 18 and 19 which requires the construction of a parking lot for 22-vehicles which is directly correlated to the number of occupants on site. The Applicant has reaffirmed and stated that the maximum occupancy stated within the 2020 Plan will be followed and that the new facility



will allow for gathering indoors as opposed to the largely outdoor operations planned for within the 2020 CUP.

Outdoor Gathering Spaces

The submitted Site Plan (see Attachment D, Certificate of Survey Exhibit) identifies one outdoor gathering spaces on the revised site plan. Clarification regarding the east concrete patio was provided by the Applicant. A summary of each area is provided:

Deck (west entrance)

A covered deck space is proposed at the west entrance and extends the full width (55-feet) of the elevation and wraps around on the north façade approximately 44-feet. As denoted on Attachment E, Sheet 5A there is planned seating for up to 22 people. From an occupancy capacity perspective, the total number of patrons based on the plan is 74. Again, similar to the floor plan provided in 4A, based on the plan submitted for the deck more than 22 people could congregate in the outdoor area/deck. Similar to the architectural plan, staff suggests additional documentation regarding the plan to manage occupancy of the deck in compliance with the 2020 CUP conditions.

Condition #25 clearly states that “no amplification of music shall be permitted outdoors, including within the outdoor gathering spaces...” This condition applies to the deck space, if approved.

Concrete Patio (east entrance)

The Certificate of Survey (site plan) identifies a 2,000 SF concrete patio. This area extends from the east elevation which is adjacent to the storage area inside the facility and connects (at least visually) to the vine rows to the east. The Applicant has stated that this “concrete patio” should be labeled as an apron and staging area. No formal gathering space is planned in this location and it is intended as an access to the storage portion of the building. *A condition has been added to the amended CUP that states no outdoor gathering is permitted in this location.*

Lighting

No lighting plan was submitted as part of this application. Condition #24 states that “proposed lighting shall be submitted for review by City Staff...all lighting shall be downcast and for purposes of safety and security of patrons/guests on site...” *Given the scale of the new facility, staff recommends that the lighting plan be submitted prior to the issuance of a Building Permit. The lighting plan must include any site lighting (parking area, driveway) and exterior lighting of the building and any gathering spaces.*

Landscape Plan

During the 2020 review process the landscaping and buffering of the proposed facility, parking area and outdoor gathering spaces were discussed. The area of most concern was along the eastern property line given the proximity of the residential structure on the adjacent lot. To address this concern Conditions #21 and #22 were added which indicated that a minimum of 10 10-foot black hill spruce (or similar) are to be planted along the eastern border of the overflow parking lot. This landscaping is not provided in any of the materials submitted



for this amended CUP process, but the condition remains valid.

**Miscellaneous
Considerations/
Comments regarding
current 2020 CUP
Conditions**

Given the scale and size of the new building and associated impervious surface area several of the requirements and conditions are more critical to properly review and consider. The following summary of Conditions, that are not proposed to change, but may be affected by the increased size of the facility, must be addressed prior to Building Permit, include:

- Parking lot design and specification must be submitted to City Engineer for review and approval (Condition #18)
- Condition #19 requires a minimum of two ADA accessible parking stalls be provided. ADA.gov states that, “Accessible parking spaces should be the spaces closest to the accessible entrance and be located on level ground. If it is not readily achievable to locate accessible parking in the closest spaces due to sloped pavement or other existing conditions, then the closest level area should be selected. An accessible route must be provided between the access aisle and the accessible building entrance. This route must have no steps or steeply sloped surfaces and it must have a firm, stable, slip-resistant surface.” The Site Plan should be updated to identify the location of the ADA parking stalls and the route must be identified on the site plan, with materials noted.
- A full grading and erosion control plan must be submitted, reviewed and approved by the City Engineer (Condition #27).
- Access Permit from Washington County must be obtained.
- Proper permits for stormwater management must be obtained from Rice Creek Watershed District (RCWD) prior to a building permit being issued.

Engineering Standards

As stated within the 2020 CUP there are several items related to site work including grading, erosion control and possibly stormwater management that must be addressed. During the 2020 review process only small grading/site work changes were contemplated. If approved, the new larger facility and exterior gathering spaces will require significantly more site work which must be planned for collectively. The City Engineer has attached and included a review letter which indicates that the site work, including grading and erosion control plan must be submitted for review and approval prior to the issuance of a Building Permit.

Other Agency Review

The property is located within the Rice Creek Watershed District, and the Applicant is working with the RCWD to obtain proper permits prior to the commencement of any site work.

During the 2020 review process Washington County commented that their review would be dependent upon the final development plan. The applicant has submitted their application for an access permit, but the process has stopped since this amendment process was initiated. The updated site plan was submitted to



Washington County and they have provided the attached review letter. As noted within the correspondence their concern is primarily associated with overflow parking which is addressed within the CUP. The Applicant and City Staff will continue to work with Washington County to determine what improvement are necessary to obtain an access permit. ***Staff recommends including an additional condition in the amended permit that any Washington County required improvements to CR-7 to provide safe ingress/egress to the facility are at the sole cost and responsibility of the Applicant.***

Action requested

The Planning Commission recommended unanimous approval of the Amended CUP to allow for the construction of the new facility subject to the conditions as drafted.

Attachments

- Attachment A: Amended CUP
- Attachment B: 2020 Site Plan
- Attachment C: Applicant's Narrative
- Attachment D: Certificate of Survey (Site Plan)
- Attachment E: Plan Set (Sheet 1 through 8)
- Attachment F: City Engineer's Memo

Memorandum

To: *Jennifer Haskamp, City Planner*
From: *Brad Reifsteck, PE, City Engineer*
WSB & Associates, Inc.

Date: September 14, 2021

Re: Two Silo CUP – Engineering Review

Submittal:

Engineering review comments were generated from the following submittals:

- Certificate of Survey overlaid with new building footprint
- Dehnert Wine Tasting & Storage Building Plans sheets 2-8

Site Plan Comments:

All engineering comments from the original Engineering Review dated August 21,2020 remain in effect. In addition, the applicant must provide the following information:

- The applicant must provide an approve set of plans for any roadway or entrance improvements required by the County prior to CUP approval. All cost for any roadway or access improvements shall be the responsibility of the property owner.
- A revised grading permit shall be required based on the new building footprint and other amenities, ie. the patio and deck. The grading permit must be approved prior to CUP approval.
- The applicant must provide documentation verifying the property improvements meet all agencies requirements for storm water runoff prior to CUP approval.

Should you have any questions or comments regarding the items listed above, please contact me at 763-512-5243.



Donald J. Theisen, P.E., Director
Wayne H. Sandberg, P.E., Deputy Director
County Engineer

October 18, 2021

Jennifer Haskamp
City Planner
City of Grant
8380 Kimbro Avenue N,
Grant, MN 55082

Comments on Two Silo Farmhouse Resort Conditional Use Permit Amendment Application

Dear Ms. Haskamp,

Thank you for the opportunity to review and provide comments on the proposal to amend the Conditional Use Permit for the Two Silo Farmhouse Resort along County State Aid Highway 7 (CSAH 7/117th St N). We are grateful for the City of Grant's partnership on ensuring the safety and mobility of our County transportation system. Our development review team has reviewed the Conditional Use Permit amendment proposal and offers the following comments.

The County's primary concern is related to the potential for parking along CSAH 7. The applicant should be made responsible for managing their business so as to ensure adequate on-site parking at all times. The County recommends that the applicant be responsible for ensuring their patrons do not park along CSAH 7 or Bayhill Road as a condition for amending the Conditional Use Permit else they be found in violation of the Conditional Use Permit.

The County recommends moving the driveway to the western edge of the property to improve sight distances for vehicles checking for westbound traffic when exiting the site. If the driveway remains in its current location, the County would request that the former bypass lane on the north side of CSAH 7 be extended to the driveway to create a right turn lane to serve the property.

Thank you again for the opportunity to provide comments on the proposal to amend the Conditional Use Permit for the Two Silo Farmhouse Resort. We look forward to continuing to work with the City of Grant to ensure that development in this area is successful and well-served by the transportation network.

If you have any questions, please contact me at 651-430-4307 or at kurt.howard@co.washington.mn.us.

Sincerely,

Kurt Howard

Kurt Howard
Planner II

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Donald J. Theisen, P.E., Director
Wayne H. Sandberg, P.E., Deputy Director
County Engineer

c: Wayne Sandberg, County Engineer
Joe Gustafson, Traffic Engineer
Frank Ticknor, Design Engineer

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**TWO SILO FARMHOUSE RESORT
CONDITIONAL USE PERMIT
CITY OF GRANT**

APPLICANT: Keith and Jan Dehnert

OWNER: Arthur F Schaefer Family Living Trust

LEGAL DESCRIPTION: Attachment A

PID: 0503021220001

ZONING: A-1 Agricultural Large Scale

ADDRESS: 7040 117th Street North
Grant, MN

DATE: Amended November XX, 2021
October 6, 2020

This is a Conditional Use Permit to allow for the operation of the Two Silo Farmhouse Resort and farm winery as described in the Application materials dated July 26, 2020, August 21, 2020 and September 21, 2020. This Permit is amended to allow for the construction of a 6,000 SF facility that is shown on the updated Site Plan dated June 25, 2021 and as shown in the architectural plan set dated August 11, 2021. Any expansion of the Two Silo Farmhouse Resort facilities, or intensification of the operations, shall require an amendment to this Conditional Use Permit (“Permit”).

All uses shall be subject to the following conditions and/or restrictions imposed by the City Council, City of Grant, Washington County, Minnesota, and applicable ordinances, statutes or other laws in force within the City:

1. This Permit shall be recorded against the subject property.
2. The occupancy of the site shall be restricted to no more than 75 guests at any one time. Such occupancy shall include the number of guests staying in the overnight accommodations at the Farmhouse.
3. The Farmhouse occupancy, which shall be described as the overnight accommodations, shall be limited to no more than 12 guests.
4. The improvements identified on the Amended Site Plan dated June 21, 2021, shall be constructed prior to the commencement of any activities onsite for the proposed operations.

5. Soil borings shall be submitted that demonstrate adequate area to site a septic system to support the intended operations. Soil borings and soil report shall be submitted prior to commencing any activities outside the existing farmhouse.
6. All improvements, including all parking areas and any public gathering spaces shall be set back a minimum of 100-feet from all property lines
7. Overflow parking shall be reserved onsite as shown on the Amended Site Plan and shall remain unobstructed. The overflow parking shall be used on a limited basis and is intended to ensure adequate parking onsite, not to allow for additional guests or patrons in excess of the maximum occupancy identified.
8. All parking shall be accommodated onsite, and no visitor parking shall be permitted on 117th Street North.
9. The hours of operations shall be limited to the following:
 - a. Farmhouse resort (overnight accommodations): 24-hours a day.
 - i. Quiet times at the Farmhouse for all overnight guests shall be from 10 PM to 7 AM. Such times shall be clearly communicated to all guests staying at the Farmhouse, and it shall be the responsibility of the Applicant to manage and monitor all overnight guests.
 - b. Wine Tastings: Monday through Saturday 10 AM to 9 PM, Sunday 11 AM to 6 PM
 - c. Winery Activities: Monday through Saturday 10 AM to 9 PM, Sunday 11 AM to 6 PM
 - i. Winery Tours: Monday through Saturday 10 AM to 9 PM, no tours permitted on Sundays
 - d. Retail Operations: Monday through Saturday 10 AM to 9 PM, Sunday 11 AM to 6 PM
 - e. Wholesale Operations: Monday through Sunday 8 AM to 6 PM, by appointment only
10. The Farmhouse resort overnight accommodations shall be rented to one party at a time and all reservations must be for the whole house. No individual room rental is permitted.
11. Winery Activities, excluding tastings, shall be limited to a maximum of 20 participants per activity or timeslot.
12. Construction of the 6,000 SF facility as shown on the Amended Site Plan and in the Architectural Plan Set dated August 11, 2021, is permitted. The facility, and its operations, may not exceed the occupancy set in condition #2.
13. The ADA compliant bathroom stall must be accessible, and access must connect to the accessible parking stalls required in condition #20. The Amended Site Plan must identify this route and demonstrate compliance with this condition prior to issuance of a Building Permit.
14. The concrete apron shown extending from the east elevation and barn doors shall not be used for any formal or informal gathering space. The apron shall only be used for access to the storage area and associated staging of materials/crops.
- ~~11. The permanent bathroom facilities shall be designed to be architecturally consistent with the principal and accessory buildings located onsite. A minimum of one ADA accessible restroom shall be required, and the number of bathrooms confirmed with the City Building Official. Plans for the bathroom facilities shall be submitted for review and approval by the city staff.~~

~~12. The Applicant shall construct, and install, bathroom facilities onsite to support the Wine Tastings and Winery Activities prior to hosting any guests onsite. Such improvements shall not be required for guests staying overnight at the Farmhouse, or for small activities contained within the Farmhouse (see condition #3 for participant maximum).~~

~~13.15.~~ No bottle washing shall be permitted onsite.

~~14.16.~~ No food preparation shall be permitted onsite.

~~15.17.~~ Retail sales shall be limited to the sale of wine produced onsite, wine accessories, knickknacks and trinkets and Two Silo Farmhouse branded merchandise.

~~16.18.~~ The Applicant shall design the ingress/egress driveway with 22-feet of traveled surface. The driveway design shall include proposed materials (which shall be dustless), grading and full specifications for review and approval by the City Engineer prior to the issuance of a Grading Permit or Building Permit.

~~17.19.~~ The Applicant shall fully design a parking lot to support a minimum of 22-vehicles to supplement existing parking areas on the subject site. The parking lot design shall include proposed materials (which shall be dustless), grading, and full specifications for review and approval by the City Engineer prior to the issuance of a Grading Permit or Building Permit.

~~18.20.~~ Two (2) ADA compliant parking stalls are provided on the Site Plan, and such stalls shall be properly marked, designated, and constructed of a solid surface. Such plans shall be submitted for review and approval by the City Staff including engineer, planner and building official prior the issuance of a Grading Permit or Building Permit.

~~19.21.~~ Any expansion of the indoor space uses as part of public/guest accommodations and gathering spaces beyond that identified in the Applicant's narrative ~~addendum~~, the staff report, and this Permit shall require an amendment to the Permit.

~~20.22.~~ The Amended Site Plan and landscape plan shall be updated to provide a minimum of 10 black hills spruce, or other similar native species, trees along the easterly border of the overflow parking area. All trees planted shall be installed according to the plan schedule which denotes that 10-foot trees shall be planted.

~~21.23.~~ Once updated to reflect condition #~~22~~1, the Landscape Plan shall be attached to this permit. The landscaping as shown, including existing vegetation, shall be maintained, and replaced as necessary, for as long as the operations of this Permit are active.

~~22.24.~~ A 2-year landscape guarantee shall be provided for all vegetation planted and shown on the Landscape Plan. (This guarantee excludes existing vegetation).

~~23.25.~~ Proposed lighting shall be submitted for review by City Staff prior to issuance of a Building Permit and shall comply with the City's Ordinances. All lighting shall be downcast and for purposes of safety and security of patrons/guests on site. If it is determined that there are any fixture locations that may exceed the City's ordinance standards a Photometric plan must be submitted to demonstrate compliance with the ordinance.

~~24.26.~~ No amplification of music shall be permitted outdoors, including within the outdoor gathering spaces. Amplification of music shall be permitted inside the facilities only. All sound and noise shall be regulated by the MPCA's noise standards for decibels and use.

- ~~25-27.~~ No large-scale events shall be permitted on site. Examples of such events including weddings, or similar parties, where guests generally arrive or depart at the same time. Review of this type of event was not conducted as part of this Permit process. Any request to hold such large-scale events shall require an amendment to this Permit.
- ~~26-28.~~ A grading plan shall be submitted to the City Engineer ~~at the time of any improvements on the site, and it shall be the determination of the City Engineer as to whether a stormwater management plan is required due to the full build-out of the site for the proposed use for review and approval prior to the issuance of a Building Permit.~~
- ~~27-29.~~ All requirements and conditions of the City Engineer shall be met and addressed. The City Engineer shall review all updated plans ~~prior to the issuance of a Grading Permit or Building Permit.~~
- ~~28-30.~~ The Applicant shall comply with all restrictions and permit requirements of the Rice Creek Watershed District, ~~if any. The Applicant shall submit the approved permit to the City prior to the City issuance of a Grading Permit or Building Permit.~~
- ~~31.~~ The Applicant shall obtain an access permit from Washington County. Evidence of such permit shall be provided to the City ~~prior to the issuance of a Building Permit.~~
- ~~29-32.~~ ~~Any required improvements from Washington County to obtain an Access Permit shall be at the sole cost and responsibility of the Applicant.~~
- ~~30-33.~~ The Applicant shall monitor traffic internal to the site to ensure the access driveways are passable, and that parking occurs only in designated spaces.
- ~~31-34.~~ Any future expansion or intensification of the Two Silo Farmhouse Resort operations shall require an amendment to the Permit. Intensification shall include, but not be limited to: additional facilities/accessory buildings (not sheds) beyond those identified on the site plan, expansion of the parking lot beyond 22 stalls, substantial increase to the number of guests identified in the addendum to the narrative, etc.
- ~~32-35.~~ All future improvements or structures shall be sited outside of all required setbacks, and all structures and outdoor gathering spaces shall be set back a minimum of 100-feet from any property line. Such future improvements shall require an amendment to this permit.
- ~~33-36.~~ No signage is approved as part of this permit. Any future signage shall be subject to the sign ordinance in place at time of application and may require an amendment to the CUP.
- ~~34-37.~~ All operations on site shall meet the MPCA's noise standards and regulations.
- ~~35-38.~~ It shall be the responsibility of the Applicant to obtain all necessary permits from Washington County, MPCA, MDH, Rice Creek Watershed District, or any other agency having jurisdiction over the subject use.
- ~~36-39.~~ This permit shall be reviewed in compliance with the City's CUP review process, which may be on an annual basis.
- ~~37-40.~~ Any violation of the conditions of this permit may result in the revocation of said permit.

IN WITNESS WHEREOF, the parties have executed this agreement and acknowledge their acceptance of the above conditions.

CITY OF GRANT:

Date: _____

Jeff Huber, Mayor

Date: _____

Kim Points, City Clerk

State of Minnesota)
)ss.
County of Washington)

On this _____ day of _____, 2021, before me, a Notary Public, personally appeared Jeff Huber and Kim Points, of the City of Grant, a Minnesota municipal corporation within the State of Minnesota, and that said instrument was signed on behalf of the City of Grant by the authority of the City Council, and Jeff Huber and Kim Points acknowledge said instrument to be the free act and deed of said City of Grant.

Notary Public

APPLICANT/OWNER:

Keith Dehnert on behalf of Two Silo Farmhouse
Resort, LLC

Arthur F Schaefer Family Living Trust

Date: _____

By: _____

Its: _____

Date: _____

Kim Points, City Clerk

State of Minnesota)
)ss.
County of Washington)

On this _____ day of _____, 2021, before me, a Notary Public, personally appeared _
_____ the Owner who acknowledged that said instrument was authorized and
executed on behalf of said Applicant.

Notary Public

EXHIBIT A

The land referred to herein is situated in the state of Minnesota, Washington County described as follows:
The Northwest Quarter of the Northwest Quarter of Section 5, Township 30 North, Range 21 West.
Except the following 4 parcels:

Parcel 1

Beginning at the Northeast corner of said Northwest Quarter of the Northwest Quarter;
thence South 01 degree 27 minutes 46 seconds East, assumed bearing, along the East Line of said Northwest Quarter of the Northwest Quarter a distance of 720.68 feet;
thence South 88 degrees 49 minutes 46 seconds West 66.54 feet;
thence North 58 degrees 08 minutes 24 seconds West 100.00 feet;
thence North 47 degrees 35 minutes 32 seconds West 388.20 feet;
the North line of said Northwest Quarter of the Northwest Quarter;
thence North 89 degrees 24 minutes 17 seconds East along said North line 430.00 feet to the point of beginning

AND

Parcel 2

Commencing at the northwest corner of said Northwest Quarter of the Northwest Quarter;
thence South 01 degree 27 minutes 46 seconds East, assumed bearing, along the east line of said Northwest Quarter of the Northwest Quarter a distance of 720.68 feet to the point of beginning;
thence South 88 degrees 49 minutes 46 seconds West 66.54 feet;
thence North 58 degrees 08 minutes 24 seconds West 100.00 feet;
thence North 47 degrees 35 minutes 32 seconds West 388.20 feet;
thence North 01 degree 27 minutes 46 seconds West, parallel with said east line, a distance of 402.88 feet to the north line of said Northwest Quarter of the Northwest Quarter;
thence South 89 degrees 24 minutes 17 seconds West along said North line 411.00 feet;
thence South 01 degree 27 minutes 46 seconds East, parallel with said east line, a distance of 583.00 feet;
thence South 58 degrees 08 minutes 24 seconds East 819.36 feet;
thence North 88 degrees 32 minutes 14 seconds East 156.26 feet to said east line;
thence North 01 degree 27 minutes 46 seconds West along said east line 299.70 feet to the point of beginning

AND

Parcel 3

That part of the Northwest Quarter of Section 5, Township 30 North, Range 21 West, Washington County, Minnesota, lying Southeasterly of the center line of County State Aid Highway 10 as presently traveled

AND

Parcel 4

Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter;
thence South 01 degree 27 minutes 46 seconds East, assumed bearing, along the East line of said Northwest Quarter of the Northwest Quarter a distance of 1020.38 feet to the Southeast corner of PARCEL B of the tract described in Document No. 713477;
thence South 88 degrees 32 minutes 14 seconds West along the South line of said PARCEL B a distance of 0.08 feet to the center line of County Aid State Highway 7 as presently traveled;
thence continue South 88 degrees 32 minutes 14 seconds West along said south line 156.18 feet;
thence North 58 degrees 08 minutes 24 seconds West along the Southwesterly line of said PARCEL B a distance of 722.17 feet to the East line of the West 552.00 feet of said Northwest Quarter of the Northwest Quarter;
thence South 01 degree 28 minutes 43 seconds East along said East line 1099.36 feet to said center line of County State Aid Highway 7;
thence South 89 degrees 23 minutes 08 seconds East along said center line 17.26;
thence easterly, northeasterly and northerly along said center line and tangential curve, concave to the northwest. Having a radius of 716.20 feet and a central angle of 91 degrees 04 minutes 44 seconds a distance of 113.49 feet to the point of beginning

AND

Further excepting all roads and easements of record.

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2021-14**

**RESOLUTION APPROVING AN AMENDED CONDITIONAL USE PERMIT FOR
7040 117TH STREET NORTH
(TWO SILO FARMHOUSE RESORT)**

WHEREAS, Keith Dehnert on behalf of the Two Silo Farmhouse Resort, LLC (“Applicant”) has submitted an application for an Amendment to the Conditional Use Permit to allow for the construction of a new 6,000 SF facility at the Two Silo Farmhouse Resort on the property located at 7040 117th Street North (“Subject Property”) in the City of Grant, Minnesota; and

WHEREAS, the Applicant was granted a Conditional Use Permit (CUP) to operate the two Silo Farmhouse Resort on November 12, 2021; and

WHEREAS, the granted 2020 CUP states that any modifications or changes to the facilities onsite used as part of the operations shall require an amendment; and

WHEREAS, the Applicant proposes to construct a new 6,000 SF facility to be used as part of the operations; and

WHEREAS, the Planning Commission has considered the Applicant’s request at a duly noticed Public Hearing which took place on October 18, 2021; and

WHEREAS, on October 18, 2021 the Planning Commission recommended approval of the application subject to certain conditions; and

WHEREAS, the City Council has considered the recommendation of the Planning Commission and the Applicant’s request at a regular City Council meeting which took place on October 18, 2021.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA, that it does hereby approve the request of the Two Silo Farmhouse Resort, LLC for an Amended Conditional Use

Permit, based upon the following findings pursuant to Section 32-147 of the City’s Zoning Ordinance which provides that a Conditional Use Permit may be granted “if the applicant has proven to a reasonable degree of certainty” that specific standards are met. The City Council’s Findings relating to the standards are as follows:

- The Farm Winery operations are a permitted conditional use and are consistent with the City’s Comprehensive Plan; and
- The proposed 6,000 SF facility does not impact or change the occupancy, hours of operation or intensity of the site.
- The Applicant will follow the operational conditions as laid out in the 2020 Permit and no changes or alterations are proposed or approved as part of this amendment.

FURTHER BE IT RESOLVED that the following conditions of approval of the Conditional Use Permit shall be met:

1. The Applicant shall meet and comply with all of the conditions stated within the Amended Conditional Use Permit dated November 1, 2021 (the “Permit”).
2. The Permit shall be reviewed in compliance with the City’s CUP review process, which may be on an annual basis.
3. Any violation of the conditions of the Permit may result in the revocation of said Permit.
4. All escrow amounts shall be brought up to date and kept current.
5. The Owner shall obtain any necessary permits from Washington County, Minnesota Department of Health, State of Minnesota, Rice Creek Watershed District, Washington Conservation District, the MPCA or any other regulatory agency having jurisdiction over the proposed use, which are necessary in carrying out its operations on the premises.

Adopted by the Grant City Council this 1st day of November 2021.

Jeff Huber, Mayor

State of Minnesota)
) ss.

County of Washington)

I, the undersigned, being the duly qualified and appointed Clerk of the City of Grant, Minnesota do hereby certify that I have carefully compared the foregoing resolution adopted at a meeting of the Grant City Council on _____, 2021 with the original thereof on file in my office and the same is a full, true and complete transcript thereof.

Witness my hand as such City Clerk and the corporate seal of the City of Grant, Washington County, Minnesota this ____ day of _____, 2021.

Kim Points
Clerk
City of Grant

City of Grant
P.O. Box 577
Willemie, MN 55090



pd 8/5/21
\$3,400.00

Phone: 651.426.3383
Fax: 651.429.1998
Email: clerk@cityofgrant.com

Application Date:	
Fee: \$400	Escrow: \$3,000

CONDITIONAL USE PERMIT

Check # 3156

Certain uses, while generally not suitable in a particular Zoning District, may, under certain circumstances be acceptable. When such circumstances exist, a Conditional Use Permit may be granted. Conditions may be applied to the issuance of the Permit and/or periodic review may be required. The Permit shall be granted for a particular use and not for a particular person or firm.

PARCEL IDENTIFICATION NO (PIN): LEGAL DESCRIPTION: 05-030-21-22-0001		ZONING DISTRICT & COMP PLAN LAND USE: LOT SIZE:
PROJECT ADDRESS: 7040 112 th St N	OWNER: Name: Address: City, State: Phone: Email:	APPLICANT (IF DIFFERENT THAN OWNER): See Attached
BRIEF DESCRIPTION OF REQUEST:		
EXISTING SITE CONDITIONS:		
APPLICABLE ZONING CODE SECTION(S): Please review the referenced code section for a detailed description of required submittal documents, and subsequent process. 1. Division 5. Conditional Use Permits 32-141 through 157		

Submittal Materials

The following materials must be submitted with your application in order to be considered complete. If you have any questions or concerns regarding the necessary materials please contact the City Planner.

AP – Applicant check list, CS – City Staff check list

AP	CS	MATERIALS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan: All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow <ul style="list-style-type: none"> ▪ Property dimensions ▪ Area in acres and square feet ▪ Setbacks ▪ Location of existing and proposed buildings (including footprint, and dimensions to lot lines) ▪ Location of utilities ▪ Location of well and septic systems on adjacent properties ▪ Location of current and proposed curb cuts, driveways and access roads ▪ Existing and proposed parking (if applicable) ▪ Off-street loading areas (if applicable) ▪ Existing and proposed sidewalks and trails ▪ Sanitary sewer and water utility plans
COPIES: 4 plans at 22"x34", 20 plans at 11"x17"		

Application for: **CONDITIONAL USE PERMIT**
City of Grant

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><u>Grading/Landscape Plan:</u> All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow</p> <ul style="list-style-type: none"> ▪ Grading Plan ▪ Vegetation, landscaping, and screening plans including species and size of trees and shrubs ▪ Wetland Delineation ▪ Buildable area ▪ Topographic contours at 2-foot intervals, bluff line (if applicable) ▪ Waterbodies, Ordinary High Water Level and 100 year flood elevation ▪ Finished grading and drainage plan sufficient to drain and dispose of all surface water accumulated <p>COPIES: 4 plan sets 22"x34", 20 plan sets 11"x17"</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><u>Architectural/Building Plan (if Applicable):</u> All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow</p> <ul style="list-style-type: none"> ▪ Location of proposed buildings and their size including dimensions and total square footage ▪ Proposed floor plans ▪ Proposed elevations ▪ Description of building use <p>COPIES: 4 plan sets 22"x34", 20 plan sets 11"x17"</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><u>Written Narrative Describing your request:</u> A written description of your request for the Conditional Use will be required to be submitted as a part of your application. The description must include the following:</p> <ul style="list-style-type: none"> ▪ Description of operation or use ▪ Number of employees (if applicable, if not state why) ▪ Sewer and water flow/user rates (if applicable, if not state why) ▪ Any soil limitations for the intended use, and plan indicating conservation/BMP's ▪ Hours of operation, including days and times (if applicable) ▪ Describe how you believe the requested conditional use fits the City's comprehensive plan <p>COPIES: 20</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement acknowledging that you have contacted the other governmental agencies such as Watershed Districts, County departments, State agencies, or others that may have authority over your property for approvals and necessary permits.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mailing labels with names and address of property owners within ¼ mile (1,320 feet).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paid Application Fee: \$400
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Escrow Paid: \$3,000

MATERIALS THAT MAY BE REQUIRED UPON THE REQUEST OF THE CITY PLANNER

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><u>Survey of the property:</u> An official survey, by a licensed surveyor, must be submitted with the application. The survey shall be scalable and in an 11" x 17" or 8 ½" x 11" format.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electronic copy of all submittal documents

This application must be signed by ALL owners of the subject property or an explanation given why this not the case.

We, the undersigned, have read and understand the above.



Signature of Applicant

8/4/21

Date

Signature of Owner (if different than applicant)

Date

City of Grant, Minnesota

Conditional Use Permit – Information

PIN: 05-030-21-22-0001

Zoning District: A1

Property Size (acres): 21 plus

Project Address: 7040 117th Street N

Owner:

**Arthur F Schaefer, Trust
3396 Glen Oaks Avenue
White Bear Lake, MN 55110**

Applicant:

**Two Silo Farmhouse Resort, LLC
3396 Glen Oaks Ave
White Bear Lake, MN 55110
Keith Dehnert, Agent
612-868-3563**

Brief Description of Request: Amend existing CUP NO.2020-38 to allow new building to meet existing requirements.

Existing Site Conditions: removal of existing building and build new building



Two Silo Farmhouse Resort

7040 117th Street N, Grant, MN - An incredibly unique property with a prime location
Experience - Eat - Drink - Stay – Partake

Amendment to Conditional Use Permit Resolution NO. 2020-38

We are seeking an amendment to the current CUP for Two Silo Farmhouse Resort and Farm Winery to meet the needs and requirements of City of Grant Resolution and Conditional Use Permit NO. 2020-38.

The scope and uses of the Farm Winery operation have not changed. The proposed building is an upgrade to an existing building, to accommodate the needs of the Farm Winery and the requirements of the existing Conditional Use Permit. Renovation of the existing building is cost prohibitive, and the construction of a new building is more cost effective. Proposed building is approximately 6000 square feet, 50X120, existing building was approximately 5000 square feet (50X100). Plans for the bathroom facilities are required to be submitted to city staff for review and approval.

The uses for the proposed building, are within the Conditional Use Permit requirements and/or what the building has been used for over the years.

- Permanent bathroom/restroom facilities will be located within proposed building
- Space to accommodate the Farm Winery Tasting Area with the ability for clients to stay out of the weather elements
- Space to accommodate climate-controlled wine bottle and wine barrel storage
- Space to accommodate equipment storage that is out of the weather elements (existing use in old building)

The attached Site Plan shows that the proposed new building will meet the required setbacks from property lines.

The attached building plans outline and show the areas and uses.

We have reached out to the governmental agencies listed below,

- Federal TTB – Permit Number MN-W-21084, issued 11/13/2020
- MN Dept of Winery Production – pending approval August 2021
- MN Dept of Agriculture, Retail Sales/Tasting Room – Plan Review submitted July 2021, waiting on completion
- Washington County access – application submitted July 2021, waiting on completion.
- Rice Creek Watershed District, contacted August 2021, waiting on response/review,
- Washington County Dept of Public Health and Environment – License to Operated, License #8710, Annual Permit expires 12/31/2021
- Commercial Septic System installed July 2021, Washington County Septic Permit Number 2020-1920
- City of Grant, Grading Permit submitted for review July 2021.

CERTIFICATE OF SURVEY

~for~ KEITH AND JAN DEHNERT
 ~of~ 7040 117th Street North
 Grant, Minnesota 55110

VICINITY MAP

PART OF SEC. 05, TWP. 30, RNG. 2



WASHINGTON COUNTY, MINNESOTA
 (NO SCALE)

PROPERTY DESCRIPTION: Per Document No. 4122495

The land referred to herein is situated in the state of Minnesota, Washington County described as follows: The Northwest Quarter of the Northwest Quarter of Section 5, Township 30 North, Range 21 West, except the following 4 parcels:

Parcel 1
 Beginning at the Northeast corner of said Northwest Quarter of the Northwest Quarter; thence South 01 degree 27 minutes 46 seconds East, assumed bearing, along the East Line of said Northwest Quarter of the Northwest Quarter a distance of 720.66 feet; thence South 89 degrees 49 minutes 46 seconds West 65.54 feet; thence North 58 degrees 08 minutes 24 seconds West 100.00 feet; thence North 47 degrees 35 minutes 32 seconds West 38.20 feet; thence North 01 degree 27 minutes 46 seconds West, parallel with said East line, a distance of 403.39 feet to the North line of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 24 minutes 17 seconds East along said North line 430.00 feet to the point of beginning.

AND

Parcel 2

Commencing at the Northeast corner of said Northwest Quarter of the Northwest Quarter; thence South 01 degree 27 minutes 46 seconds East, assumed bearing, along the East line of said Northwest Quarter of the Northwest Quarter a distance of 720.66 feet to the point of beginning; thence South 89 degrees 49 minutes 46 seconds West 65.54 feet; thence North 58 degrees 08 minutes 24 seconds West 100.00 feet; thence North 47 degrees 35 minutes 32 seconds West 38.20 feet; thence North 01 degree 27 minutes 46 seconds West parallel with said East line, a distance of 403.39 to the north line of said Northwest Quarter of the Northwest Quarter; thence South 89 degrees 24 minutes 17 seconds West along said North line 411.00 feet; thence North 01 degree 27 minutes 46 seconds East, parallel with said East line, a distance of 583.00 feet; thence South 89 degrees 08 minutes 24 seconds East 819.36 feet; thence North 88 degrees 32 minutes 14 seconds East 156.25 feet to said East line; thence North 01 degree 27 minutes 46 seconds West along said East line 296.69 feet to the point of beginning.

AND

Parcel 3

That part of the Northwest Quarter of the Northwest Quarter of Section 5, Township 30 North, Range 21 West, Washington County, Minnesota, King Southeastern of the center line of County State Aid Highway 10 as presently traveled.

AND

Parcel 4

Commencing at the Northeast corner of said Northwest Quarter of the Northwest Quarter; thence South 01 degree 27 minutes 46 seconds East, assumed bearing, along the East line of said Northwest Quarter of the Northwest Quarter a distance of 1,020.38 feet to the Southwest corner of PARCEL B of the tract described in Document No. 713477; thence South 89 degrees 32 minutes 14 seconds West along the South line of said PARCEL B a distance of 012.02 feet to the center line of County State Aid Highway 7 as presently traveled; thence continue South 89 degrees 32 minutes 14 seconds West along said South line 156.18 feet; thence North 58 degrees 08 minutes 24 seconds West along the Southwesterly line of said PARCEL B a distance of 722.25 feet to the East line of the West 552.00 feet of said Northwest Quarter of the Northwest Quarter; thence South 01 degree 27 minutes 46 seconds East along said East line 1,099.36 feet to said center line of County State Aid Highway 7; thence South 89 degrees 21 minutes 08 seconds East along said center line 17.29 feet; thence easterly, northeasterly and northerly along said center line and a tangential curve, concave to the northwest, having a radius of 716.20 feet and a central angle of 51 degrees 04 minutes 33 seconds a distance of 1138.44 feet to the point of beginning.

AND

Further excepting all roads and easements of record.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/03/19.
- Bearings shown are on Washington County datum.
- Parcel ID Number: 05-030-21-22-0001.
- Total Parcel Area: 21.03 Acres.
- Contours north of ditch area taken from Mn Topo Litter and supplemented with E.G. Rud and Sons field shots.
- This survey was prepared without the benefit of site work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

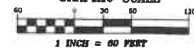
BENCHMARK

MNDOT GEODETIC BENCHMARK STA. 9211
 ELEVATION = 935.457 (N.A.S.D. 1988)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- △ DENOTES SET LARGE SPRINK
- DENOTES TELEPHONE PEDESTAL
- DENOTES GAS SERVICE LOCATION
- DENOTES ELECTRIC METER SOCKET
- DENOTES POWER POLE
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES STORM SEWER APRON
- DENOTES EXISTING SEWER LINE
- DENOTES SEPTIC TANK MANHOLE
- DENOTES CLEAN OUT
- DENOTES WELL
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SPOT ELEVATION
- DENOTES WOVEN WIRE FENCE
- DENOTES RETAINING WALL
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

GRAPHIC SCALE



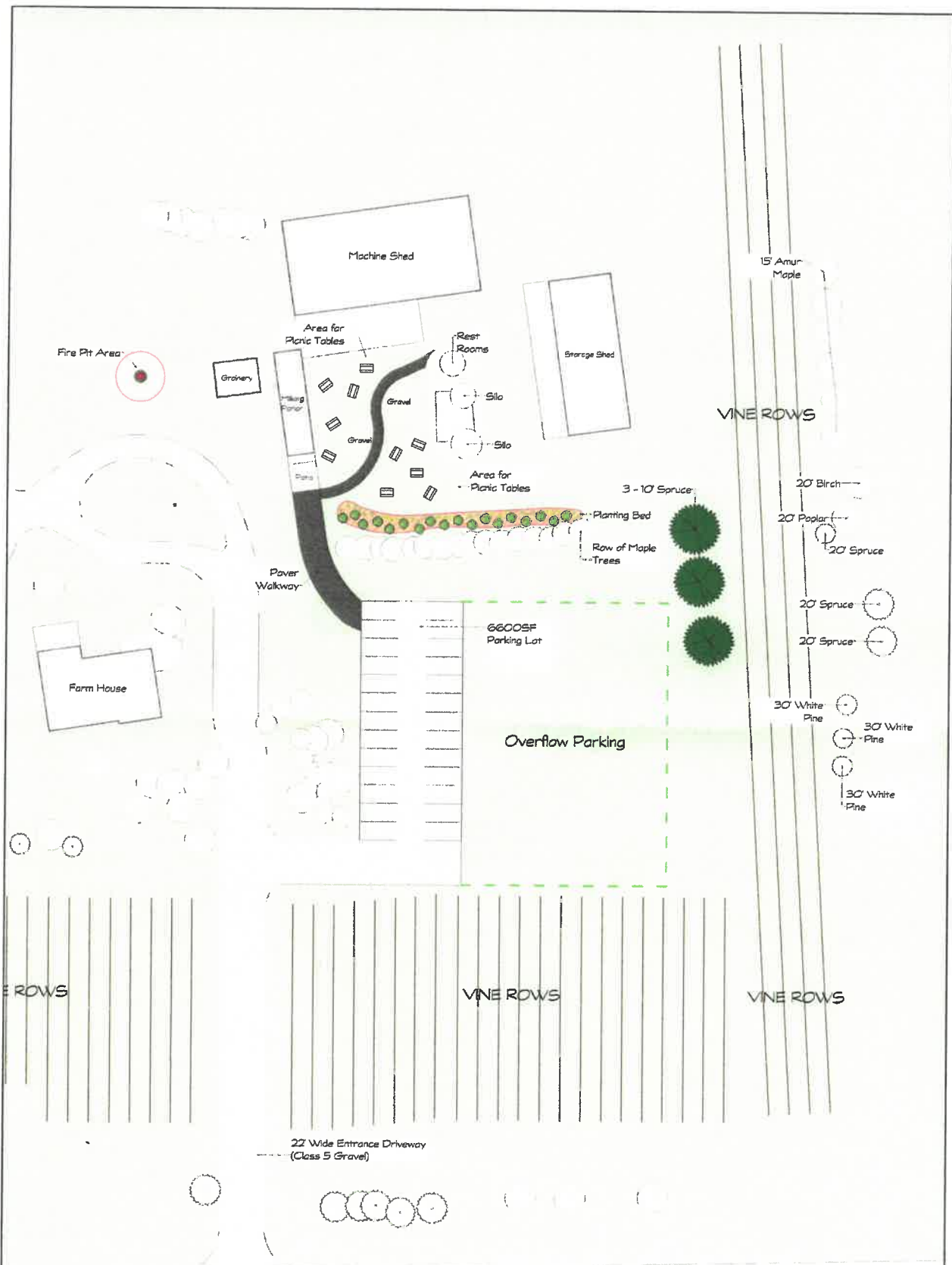
I hereby certify that this survey, plan or report was prepared by me or under the direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

PRELIMINARY

JASON R. RUD
 Date: 6-28-2021 License No. 41578

SEARCHED	INDEXED	DATE	BY
CHECK BY: JEA	SEARCHED BY: JEA	06/25/21	ADD PREPARED FILE
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

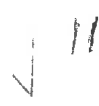
E.G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55104
 Tel. (651) 361-8200 Fax (651) 361-8701



117 Street N

<p>Sheet 1 of 1</p>	<p>Scale: 1" = 20'</p>	<p>Two Silo Farm House Landscape Plan 7040 117th St N Grant, MN</p>	<p>Taylor Wald Sarah Kickart File Name: 2020_08_21_Live.dwg This drawing contains proprietary information which belongs to Southview Design Inc. Any unauthorized duplication or use is strictly prohibited. Prepared By: _____ Date Released: _____</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO</th> <th>Date</th> <th>Revision Notes</th> <th>NO</th> <th>Date</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO	Date	Revision Notes	NO	Date	Notes							<p>2363 Flat Iron Rd Mendota Heights, MN 55120 Phone: 651-203-5000 Fax: 651-438-1734 SouthviewDesign.com</p>
NO	Date	Revision Notes	NO	Date	Notes												



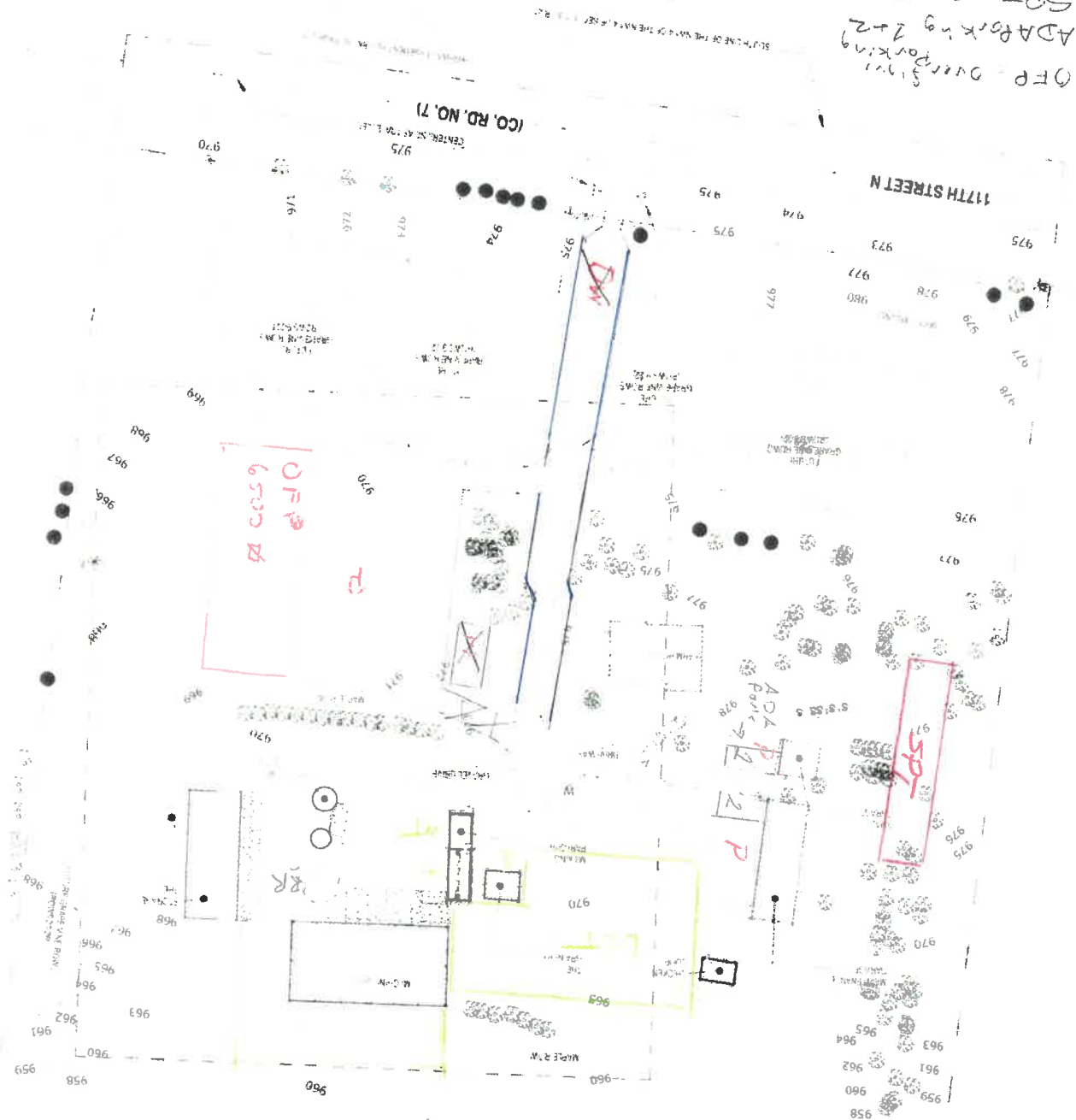


0 10 50 100 200

Rest room PR

SPT - Sept Commercial Road

OFF - Over parking 1+2
ADA Parking 1+2





MEMO

To: Mayor and City Council

CC: Kim Points, City Administrator/Clerk
David Snyder, City Attorney

From: Jennifer Haskamp, City Planner

RE: Draft Ordinance for Amendments to Antenna Regulations

Date: October 26, 2021

Background

The implementation of the 2040 Comprehensive Plan Update (“Plan”) requires communities to update their Zoning Ordinance (official controls) for consistency with the newly adopted Plan. During the implementation discussion of the Plan process we discussed ordinance updates, modifications and additions that would help the support the City’s vision and goals for the future. Part of implementation is making sure our ordinances are clear and current to make them easier to understand and enforce. The Antenna Regulation contained in Chapter 32 were identified because of the outdated submission requirements. While updating the required floppy disk submission, other clean-up of the ordinance was completed.

The City Council directed staff to begin working on the ordinance update process as meetings and time permits. As such, staff has prepared the attached draft Ordinance regarding Antenna Regulations for your review and consideration.

Public Hearing and Planning Commission Recommendation

A duly noticed public hearing was held on October 18, 2021. No members of the public were present. The Planning Commission unanimously recommended approval of the proposed ordinance revisions as drafted.

Requested Action

Staff is requesting approval of the proposed ordinance amendments.

CITY OF GRANT
WASHINGTON COUNTY, MINNESOTA
ORDINANCE 2021-64

An Ordinance Amending the Grant Code of Ordinances
Amending Chapter 32 Division 4 Antenna Regulations Sections 32-446 Permit requirement; 32-449
Periodic submissions

The City Council of the City of Grant, Washington County, Minnesota, does hereby ordain as follows:

SECTION 1. AMENDMENT OF CHAPTER 32, ZONING, OF THE CITY'S CODE OF ORDINANCES.

That City Code Chapter 32, Division 4. Antenna Regulations is AMENDED to ADD the following identified as underlined, and AMENDED to DELETE as ~~strike through~~:

32-443. Definitions. No Changes

32-444. Purpose. No Changes

32-445. Exemptions and modifications. No Changes

32-446. Permit requirements.

(a) *Conditional use permits required; exceptions.* Except as indicated below, conditional use permits are required before any ~~antenna or~~ new antenna support structure and its antenna are is installed or constructed. Applications for conditional use permits shall be made on forms available from the city and shall be processed in accordance with Article II. Division 5 of this Chapter. ~~in the manner as are other conditional use permits pursuant to the city's zoning regulations.~~

(b) *Administrative permits.*

(1) An administrative permit may be issued by the Zoning Administrator, or assigns, city engineer to any applicant ~~whom the city engineer determines~~ that has complied with all of the terms, requirements, regulations and conditions of this ordinance for the following:

- a. Antennas to be constructed on a public structure.
- b. Satellite dish antennas larger than two meters but smaller than six meters in size.
- c. Antennas or antenna support structures erected temporarily for test purposes or for emergency communications. The term “temporary” means that the antenna or support structure is removed within 72 hours following the termination of testing or emergency communication needs.

~~(2) All applicants for an administrative permit shall pay a fee to the city in such amount as is determined, from time to time, by ordinance.~~

(3) Any person aggrieved by the Zoning Administrator’s ~~city engineer’s~~ decision shall be entitled to appeal that decision to the city council.

(c) *No permits required.* No Changes

32- 447. Letter of Intent.

No Changes

32-448. Fees and escrows.

(a) Any person applying for ~~any~~ a Conditional Use Permit or Administrative Permit ~~permit~~ ~~or site plan~~ under this chapter shall pay to the city at the time of application all fees and escrows which are required.

(b) ~~Fees and escrows as envisioned herein shall be determined, from time to time, by ordinance.~~ The fees and escrows shall be set by ordinance on the official Fee Schedule, which shall be adopted annually.

(c) All applicants must reimburse the city for any costs which the city incurs because of the presence of the applicant’s antennas or towers, including costs for review of the application materials and review of required periodic submissions.

32-449. Periodic submissions.

(a) Submissions at time of initial application. In addition to the information required elsewhere in this ordinance, applications for conditional use permits or administrative permits shall include the following information, which shall be supplied by a qualified licensed and registered professional engineer:

(1) through (12) No Changes

(13) Every application must include a map ~~clearly delineating all that~~ identifies all properties and their lot lines within a 1,000-foot radius of the proposed tower site. The map must be placed on an aerial that clearly shows principal and accessory structures within a 1,000-foot radius and the location of the proposed tower which must be clearly marked. ~~must also depict the location of all homes and accessory structures within a 1,000-foot radius of the proposed tower site.~~

(b) *Yearly submission of proof of insurance and compliance of operations.* No Changes

(c) Report required every five years. Every five years and not later than January 10 on the year of submission, each holder of a conditional use permit or administrative permit under the terms of this article shall provide the following information to the city:

(1) through (4) No Changes

(5) ~~A presentation size map~~ An electronic, to-scale copy of a map of the city showing the five-year plan for communication sites, or if individual properties are not known, the geographic service areas of the communication sites. This shall be submitted in PDF, or similar, and must be to-scale with the scale, and existing tower location clearly identified. ~~in hard copy form at a size of 24 inches by 36 inches or greater, and shall also be provided on a three percent inch disk formatted for an IBM compatible computer.~~

(6) A written list of communications sites (in use or projected to be used within the next five years) in an electronic form, PDF or similar shall be submitted both hard copy and three inch disk ~~(formatted for an IBM compatible word processing program).~~ The list should include at least the following information.

a. through h. No Changes

Sec. 32-450 through 32-454 No Changes

SECTION 2. SEVERABILITY.

In the event that court of competent jurisdiction adjudges any part of this ordinance to be invalid, such judgment shall not affect any other provisions of this ordinance not specifically included within that judgment.

SECTION 3. EFFECTIVE DATE.

This ordinance takes effect upon its adoption and publication according to law.

WHEREUPON, a vote, being taken upon a motion by Council member _____ and seconded by Council member _____, the following upon roll call:

Voting AYE:

Voting NAY:

Whereupon said Ordinance was declared passed adopted this ____ day of _____, 2021.

Jeff Huber, Mayor

Attest: Kim Points, City Clerk

DRAFT

**CITY OF GRANT
WASHINGTON COUNTY, MINNESOTA**

RESOLUTION NO. 2021-15

**A RESOLUTION OF THE CITY OF GRANT, WASHINGTON COUNTY,
MINNESOTA, PROVIDING FOR THE SUMMARY PUBLICATION OF
ORDINANCE NO. 2021-64**

WHEREAS, On November 1st at the regular Grant City Council meeting, by majority vote, the City Council adopted Ordinance No. 2021-64 amending Chapter 32 Zoning to amend Division 4 Antenna Regulations of the City's Zoning code; and

WHEREAS, State law requires that all ordinances adopted be published prior to becoming effective; and

WHEREAS, the City Council for the City of Grant has determined that publication of the title and a summary of Ordinance No. 2021-64 would clearly inform the public of the intent and effect of the Ordinance; and

WHEREAS, the City Council for the City of Grant has reviewed the summary of Ordinance No. 2021-64 attached and incorporated herein as **Exhibit A**; and

NOW THEREFORE BE IT RESOLVED, the City Council for the City of Grant hereby:

1. Approves the text of the summary of Ordinance No. 2021-64 attached as **Exhibit A**.
2. Directs the City Clerk to post a copy of the entire text of Ordinance No. 2021-64 in all public locations designated by the City Council.
3. Directs the City Clerk to publish the summary in the City's legal newspaper within ten days.
4. Directs the City Clerk to file the executed Ordinance upon the books and records of the City along with proof of publication.

Dated this 1st day of November 2021.

Jeff Huber, Mayor

ATTEST:

Kim Points, City Clerk

EXHIBIT A

Ordinance Summary

Ordinance No. 2021-64

**AN ORDINANCE AMENDING CHAPTER 32, ZONING ADDING DIVISION 8
INTERIM USES
FOR THE CITY OF GRANT, MINNESOTA**

On November 1, 2021 the City of Grant adopted an ordinance to amend Chapter 32 Zoning Division 4. Antenna Regulations to amend and update Section 32-446 Permit requirement and 32-449 Periodic Submission.

A printed copy of the Ordinance is available for inspection by any person during regular office hours at the office of the City Clerk or by standard or electronic mail.

RESOLUTION 2021-16

A RESOLUTION DESIGNATING PRECINCT POLLING LOCATIONS FOR THE 2022 ELECTIONS IN THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA

WHEREAS, there was a change made during the 2017 legislative session to State Statute 204.16 which discusses polling place designations; and,

WHEREAS, state law now requires municipalities to designate precinct polling places for all elections for the year by December 31 of the prior year; and,

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Grant hereby designates precinct polling location for 2022 as follows:

Precinct 1 – Woodbury Lutheran - Oak Hill Campus
9050 60th Street N
Stillwater, MN 55082

ADOPTED by the Grant City Council this 1st day of November, 2021.

Jeff Huber, Mayor

ATTEST:

City Clerk

City Council Report for October 2021

To: Kim Points City Clerk

From: Jack Kramer Building Official

City Code Enforcement Activity:

1. No new violations.

Building Permit Activity:

1. Sixty-Nine (69) Building permits were issues with a valuation of \$ 5,086.14

Respectfully submitted,

A handwritten signature in black ink that reads "Jack Kramer". The signature is written in a cursive, slightly slanted style.

Jack Kramer

Building Official

2021-204	Air Cond.	Holupehinski	8845 Kimbro Ave. N.	8/19/2021	N/A			\$	80.00
2021-205	HVAC	Neher	9220 Ivy Ave. n.	8/20/2021	N/A			\$	80.00
2021-206	Pool House	Hansen	466 Maple St.	8/21/2021	\$	25,000.00		\$	391.75
2021-207	Swimming Pool	Fabio	6510 Jocelyn Rd. N	8/22/2021	\$	30,000.00		\$	442.25
2021-208	Re-Siding	Nelson	9010-68th. St. N.	8/23/2021	\$	21,600.00		\$	360.05
2021-209	Plumbing /Shower	Bryant	10170 Jody Ave.N.	8/23/2021	N/A			\$	80.00
2021-210	Plg. New Home	Weber	8855-80th. St.N.	8/23/2021	N/A			\$	80.00
2021-211	Swimming Pool	Souder	11601 Honeyeye	8/25/2021	\$	30,000.00		\$	442.25
2021-212	Water Heater	Smith	11920 July Ave.	8/26/2021	N/A			\$	80.00
2021-213	Furnace & Air Cond.	Weber	8855-80th. St.N.	8/26/2021	N/A			\$	80.00
2021-214	Garage	Withtaws	10305 Hadley Ct.	8/26/2021	\$	30,000.00		\$	461.75
2021-215	Plumbing	Kurzejski	11560 Lockridge Ave	8/28/2021	N/A			\$	80.00
2021-216	Boiler	Reiling	6230 Jamaca Ave. N.	8/30/2021	N/A			\$	\$80.00
2021-217	Furnace,Air,Ductwork	May	10033 Ideal Ave.n.	8/30/2021	N/A			\$	80.00
2021-218	Re-Roof	Brown	10570-60th. St. N	8/30/2021	\$	15,800.00		\$	265.25
2021-219	Basement Finish	Osborn	9321-107th. St.N.	8/31/2021	\$	22,500.00		\$	363.25
2021-220	Additions	Bradley	7130 Manning Ave.	9/2/2021	\$	295,000.00		\$	2,085.75
2021-221	Furnace	Brown	10570-60th. St. N	9/2/2021	N/A			\$	80.00
2021-222	Boiler	Rose	6505 Jamaca Ave.N.	9/2/2021	N/A			\$	80.00
2021-223	HVAC New House	Red Stone Builders	7120 Lone oak Trl.N.	9/3/2021	N/A			\$	80.00
2021-224	Plumbing New House	Red Stone Builders	7120 Lone oak Trl.N.	9/3/2021	N/A			\$	80.00
2021-225	Furnace & Air Cond.	Lurck	11100 Jasmine Trail	9/3/2021	N/A			\$	80.00
2021-226	Re-Roof	McKenzie	10890-69th. St.N.	9/3/2021	\$	11,471.00		\$	195.25
2021-227	Windows	Person	6185 Keswick Ave.	9/8/2021	\$	19,123.00		\$	321.25
2021-228	Windows	Pecchia	10340 Jody Ave. Ct. N.	9/9/2021	\$	86,911.00		\$	1,031.41
2021-229	Windows	Mogren	6353 Lake Elmo Ave.	9/9/2021	\$	73,515.00		\$	811.85
2021-230	Plumbing	Mann	8138 Jody Ave.	9/15/2021	N/A			\$	80.00
2021-231	HVAC New home	Ignagni	7100 Lone Pak Trl.	9/15/2021	N/A			\$	80.00
2021-232	Air Cond.	Monson	7330-101st. St.	9/16/2021	N/A			\$	80.00
2021-233	Re-Roof	Lee	9895 Justen Trail	9/16/2021	\$	16,000.00		\$	265.25
2021-234	Plumbing	Schaffer Family Trust	7040-117th. St.	9/18/2021	N/A			\$	80.00
2021-235	Re-Roof	Vandenboom	9797 Lansing Ave. N	9/18/2021	\$	15,000.00		\$	251.25
2021-236	Swimming Pool	Then	7355 Inwood Way N.	9/20/2021	\$	15,000.00		\$	251.25
2021-237	Kitchen Remodel	Wiesberg	10725 Kimbro Ave.N	9/20/2021	\$	95,000.00		\$	958.75
2021-238	Bed/bath Remodel	Gutknecht	6928 Jocelyn Lane N.	9/20/2021	\$	23,000.00		\$	263.25
2021-239	Egress Window	Armstrong	6264 Keats Ave.N.	9/21/2021	\$	2,435.00		\$	83.25
2021-240	Pole Bldg	Johnson	11054 Dellwood Rd.	9/22/2021	\$	40,000.00		\$	543.25

